



A spacious three-bedroom semi-detached family home with good sized garden to the front and back of the property. Well-presented throughout and located in the desirable town of Dawlish. SOLD WITH TENANT IN SITU

40 Higher Drive | Dawlish | EX7 0AS



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House
Freehold



SIZE

867 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

69 C



COUNCIL TAX BAND

C



in a nutshell...

- CHAIN FREE
- Spacious Garden
- Three Double Bedrooms
- Desirable Location
- Walking distance to Town Centre
- Short walk to corner shop
- Close To Public Transport
- Front Garden
- Peaceful Location



the details...

An opportunity to purchase an excellent semi-detached family home, with three bedrooms, a garage and front and rear gardens, in the popular seaside town of Dawlish.

Inside, it is well-presented with light and neutral décor and feels warm and welcoming with gas central heating and double-glazing throughout.

The accommodation comprises, on the ground floor, an entrance porch, a hallway with a staircase to the first floor and cupboard beneath, a spacious living/dining room filled with light from wide windows to the front and rear, with plenty of space for a dining table and seating, ideal for any occasion and a handy serving hatch to the kitchen, and a minster-style fireplace with a modern heater that makes a lovely focal point for the room, and a good-sized kitchen that has plenty of worktop and cupboard space, with room for a cooker, washing machine and fridge/freezer. There is a side door to the rear garden, and a wall-mounted condensing combi-boiler providing the central heating and hot water on demand.

Upstairs, there are three light and airy bedrooms, two doubles and a single, the single and main bedroom having built-in storage. Completing the upstairs is a family bathroom containing a bath with an electric shower over, a pedestal basin, and a WC.

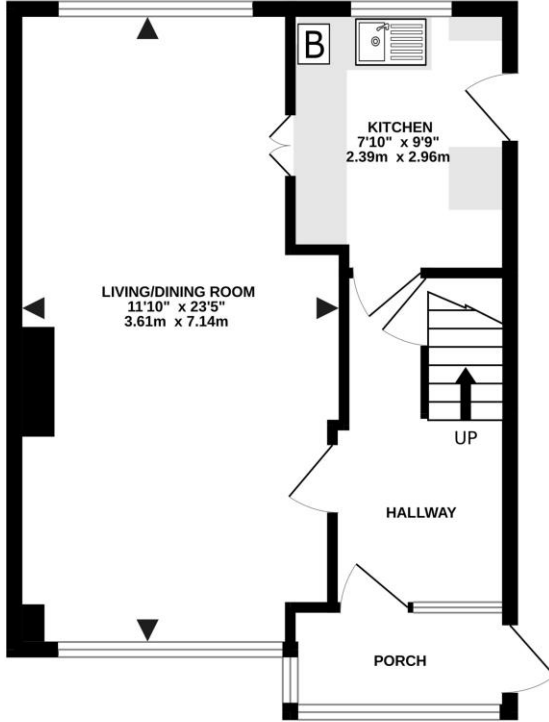
Outside, at the front there is a garden with a lawn and small paved patio, a path leads along the side of the property, through a gate, to the rear garden which is split level with terraces of paving and a lawn, making a great outside space for a barbecue or family gathering. There is an outside tap for convenience and there is a single garage in a block nearby with additional parking available on-road if required.

Tenure – Freehold
Council Tax Band - C

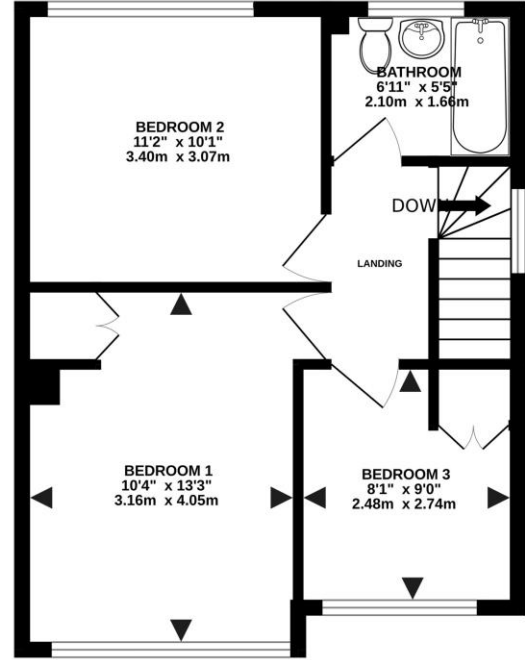


the floorplan...

GROUND FLOOR
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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the location...

Dawlish has a great deal to offer with its stunning sandy beaches, local shops, public houses, highly regarded primary and secondary schools ideal for a growing family and a railway station to the town Centre of Newton Abbot, Teignmouth and Exeter City Centre where you can find a host of different amenities. This seaside town is also only a short walk away from Dawlish Warren where you can find a host of different activities.

Shopping

Late night pint of milk: Co-op Food 0.8 miles

Dawlish town Centre: 0.7 miles

Supermarket: Sainsburys 1.2 miles

Relaxing

Beach: Dawlish Town Beach 0.9 miles

Dawlish Play Park: 1.4 miles

Warren Golf Club: 1.5 miles

Travel

Bus stop: Lower Drive approx. 220ft

Train station: Dawlish 1.1 miles

Main travel link: A380 5.9 miles

Airport: Exeter 14.3 miles

Schools

Gatehouse Primary Academy: 1.1 miles

West Cliff Primary Academy: 1.7 miles

Orchard Manor School: 2 miles

Dawlish Community College: 0.7 miles

Please check Google maps for exact distances and travel times. **Property postcode: EX7 0AS**

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